



80 Coniston Road, Palmers Cross

THOMAS HARVEY
ESTATE AGENTS

A Most Attractive & Well Presented Three/ Two Bedroom Detached Bungalow In A Favoured Residential Area & Having A Fully Stocked Landscaped Rear Garden With A Charming Outlook Over Fields & The River Penk!

80 Coniston Road, Palmers Cross, Wolverhampton, WV6 9DS

Asking Price: £399,950

Tenure: Freehold

Council Tax: Band D – Wolverhampton

EPC Rating: D (62) No: 3600-8096-0122-6600-3163

Total Floor Area: 1,245.2sq feet (115.7sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

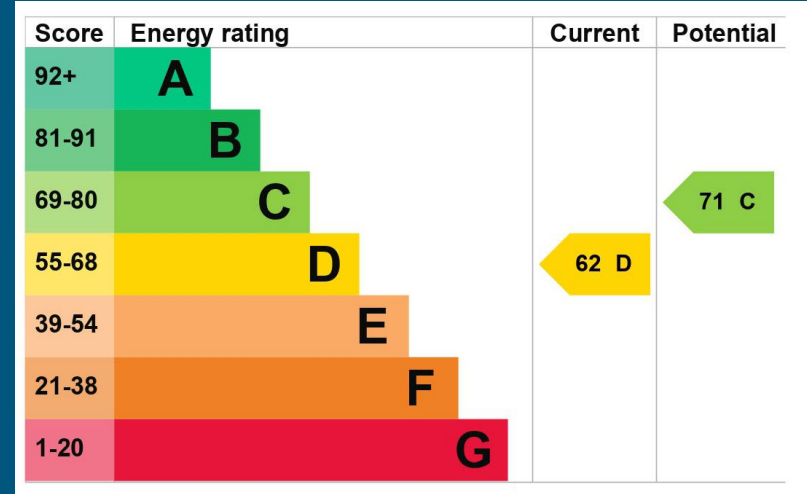
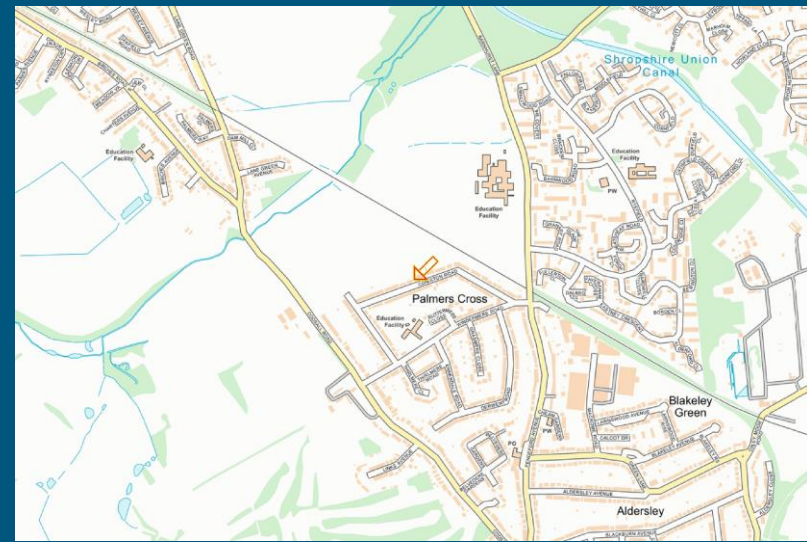
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Tucked away in a quiet position just off Windermere Road — yet perfectly placed for easy access to local amenities — this beautifully maintained detached bungalow offers a rare blend of tranquillity, convenience and turnkey living. Deceptive from the outside, the property unfolds into a charming, thoughtfully presented interior that has been cared for to an exceptional standard, making it an ideal choice for buyers seeking a home ready to move straight into.

The accommodation flows effortlessly, with fresh, stylish décor, quality carpets and flooring, upgraded double glazing and a series of well-chosen fittings that elevate the overall finish. Internal viewing is strongly recommended to appreciate the generous proportions and the superb natural light throughout. Both the living room and the impressive 19ft sitting/dining room enjoy wonderful views across the beautifully landscaped rear garden, which backs onto open fields with outlooks towards the River Penk — a serene backdrop that enhances everyday living.

Designed to maximise space across approximately 1,245 sq ft, the layout includes a porch leading into a welcoming entrance hall, two double bedrooms (one with a useful WC), and a luxury modern shower room. The rear living room offers flexibility to serve as an additional bedroom if required. The substantial sitting and dining area flows into a well-appointed kitchen, complemented by a rear lobby and guest WC — a superb arrangement for both relaxed daily living and entertaining family and friends. A garage with utility area adds further practicality. Externally, the property features an ‘in & out’ block-paved driveway providing excellent off-road parking. The rear garden is a standout feature: beautifully curated and arranged for elegance, privacy and easy outdoor enjoyment. A wide, manicured lawn forms the centrepiece, framed by established borders, shaped shrubs and raised planters that deliver year-round greenery. Timber trellises create attractive focal points, while the spacious paved patio offers an inviting setting for alfresco dining, complete with a defined seating area overlooking the garden. Decorative touches, smart timber fencing and a well-screened perimeter enhance the sense of seclusion, resulting in a charming outdoor space perfect for relaxation and entertaining.

Within walking distance of local schools and shops, and only three miles from the M54 motorway, Coniston Road is ideally situated for commuting to principal towns. Offered with No Upward Chain, this is a quality home that combines comfort, convenience and an enviable setting. The accommodation further comprises:



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Reception Porch: PVC double glazed opaque door with matching full height windows, panelled ceiling, recessed ceiling spotlights and terracotta tiled flooring. **Entrance Hall:** Internal PVC double glazed opaque door, radiator, coved ceiling, recessed ceiling spotlights, loft hatch, LED plinth lighting, laminate flooring and built in cloaks cupboard.

Bedroom One: 18'4" (5.58m) x 9'10" (3.00m)

Fitted with an extensive range of built in furniture including wardrobes, drawers, bedside tables & overhead stores with background lighting, radiator, coved ceiling, recessed ceiling spotlights and double glazed leaded window to front. **Ensuite WC:** Fitted with a modern white suite comprising low level WC, sink unit, chrome heated towel rail, tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed opaque window to side.

Bedroom Two: 11'7" (3.53m) x 11ft (3.36m)

Radiator, coved ceiling, recessed ceiling spotlights and double glazed leaded window to front.

Shower Room: 7'9" (2.37m) x 6'3" (1.90m)

Fitted with a modern suite comprising double shower with chrome overhead rainfall shower head & hand held spray, vanity unit with storage & recess WC, chrome heated towel rail, LED wall mounted mirror, recessed ceiling spotlights, tiled walls & flooring, skylight and internal double glazed opaque window to side.

Living Room: 14'11" (4.55m) x 10'11" (3.32m)

White modern fireplace with remote controlled wall mounted electric fire, radiator, coved ceiling, recessed ceiling spotlights and double glazed patio doors to rear garden.

Sitting / Dining Room: 18'7" (5.66m) x 14'1" (4.28m)

Two radiators, coved ceiling, recessed ceiling spotlights, skylight and double glazed patio doors to rear garden.

Kitchen: 12'9" (3.88m) x 8'11" (2.73m)

Fitted with a matching suite of quality laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, stone effect laminate worktops with white brick tiled splashbacks, stainless steel 1.5 drainer sink unit, built in appliances include twin electric oven, fridge & 4-ring gas hob with concealed extractor hood over, recessed ceiling spotlights, LED plinth lighting, tiled flooring and double glazed window to rear.

Rear Lobby: 5'8" (1.72m) x 5'8" (1.72m)

Radiator, recessed ceiling spotlights, tiled flooring and PVC double glazed opaque door to rear garden. **Guest WC:** White low level WC, vanity unit, recessed ceiling spotlights, extractor fan, tiled flooring and double glazed opaque window to rear.

Garage / Utility: 18'6" (5.64m) x 7'3" (2.20m)

Remote controlled roller shutter door, wall mounted gas fired central heating boiler, radiator, built in suspended wall cupboards, worktops, plumbing for washing machine & tumble dryer, recess for under counter fridge, tiled flooring and skylight.

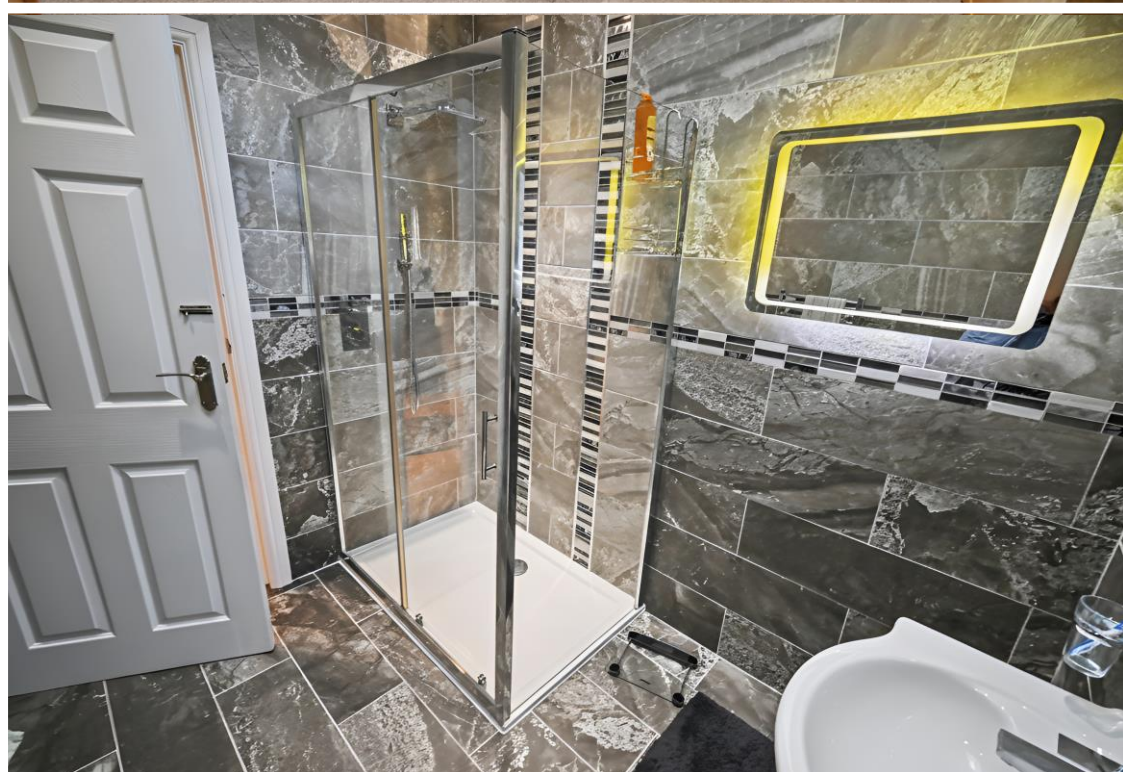
Rear Garden: A mature & fully stocked rear garden, neatly landscaped to create a most pleasant and usable outdoor space. The gardens comprises of a paved patio area with brick dwarf wall, timber sleepers and raised flower beds, a further full width paved patio, shaped centre lawn with a variety of bordering shrubs & trees, garden shed, surrounding fencing & hedging, gated side entry and rear patios, designed to enjoy views over the adjacent open fields.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



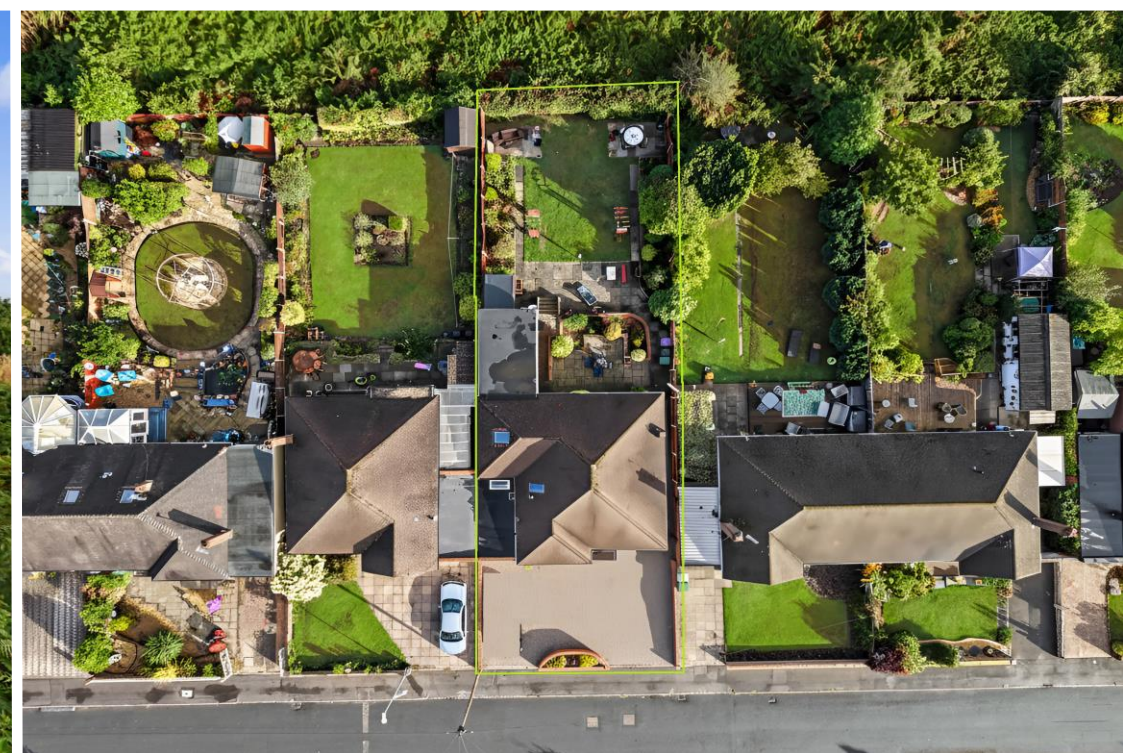










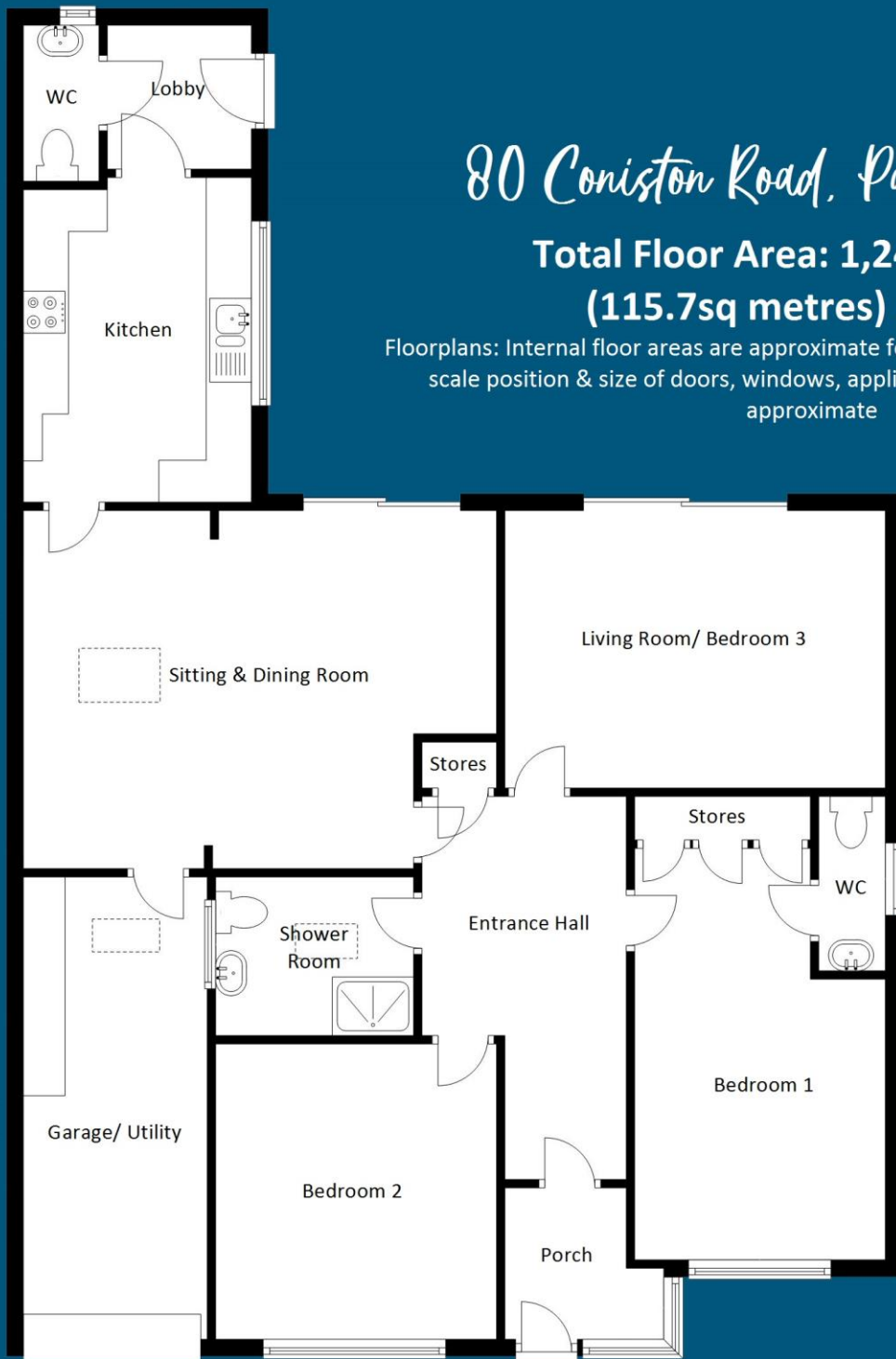




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**Total Floor Area: 1,245.2sq feet
(115.7sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



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PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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